

From: chigwellresidentsassociation
Subject: Matter 3: Quantitative Requirements for Development
Date: 21 January 2019 at 17:01:29 GMT
To: PO Services <louise@poservices.co.uk>

Louise,

Further to my email in December regarding the above matter the Chigwell Residents Association wish to offer some further clarification on its original representations to avoid any ambiguity or misunderstanding.

In our original representations we stated the following;
'We do not consider there to be sufficient evidence to reduce housing need from the DCLG 2014-based population projections starting point of 684 dwellings per annum for Epping Forest District. Further, no consideration has been given to the Government's standardised approach to calculating housing need, which in the case of Epping Forest District Council equates to 923 dwellings per annum.

The Pre Submission Local Plan therefore fails to satisfy the first step, as required by NPPF paragraph 159, to identify Objectively Assessed Need, based on an up-to-date and relevant evidence base. In light of the foregoing we do not consider that Epping Forest or the Housing Market Area (HMA) authorities are meeting housing need in full across the HMA.

Therefore the Pre Submission Local Plan fails to 'meet objectively assessed needs, with sufficient flexibility to adapt to rapid change' as required by NPPF paragraph 14.'

In essence we feel the distribution of the housing across the district has not been fairly distributed. As a Parish/village Chigwell has taken its fair share of development over recent years whereas other neighboring villages and towns have not and this trend seems to be continuing through the proposed local plan. We believe these could be more fairly distributed. As you are no doubt ware the district is mainly green belt and this should be respected thus to say building should be minimized and some of Local Plan sites which have been selected which are not available or deliverable.

Kind Regards

Chigwell Residents Association